

**Planning, Development  
and Transportation**

Transportation Planning  
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**DATE:** 11.17.2016

**TO:** ProTrak

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**FROM:** Bill McDow  
Transportation Planning

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■ **DEL WEBB AT RIVERLIGHTS AMENITY CENTER PLAN [TRC Plan Review]**

🌀 Initial Review Note 🌀

All comments are based on adopted policy documents, specific City of Wilmington Land Development Code (CofW LDC) and City of Wilmington Technical Standards and Specifications Manual (CofWTSSM) requirements in effect at the time of this review. These have been noted after the comment as appropriate for your ease in further research.

The City Engineer may administratively approve dimensional variance requests per LDC Sec. 18-348. If the Applicant feels further interpretation is in order, please contact Transportation Planning directly to discuss in additional detail. Please apply for all administrative variances in writing, an email is acceptable or this may be included on the plan set. Please see Sec. 18-348 of the Land Development Code for the information required to process a variance request.

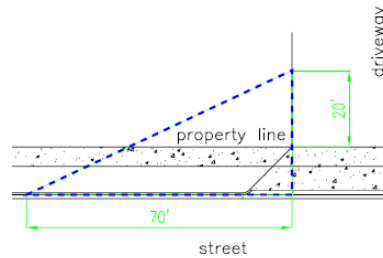
**BASE INFORMATION:**

\*The site plan appears to show a pier and dock on the Riverlights Lake, which were not shown on previous plans. Please provide plans for this amenity.

**TECHNICAL STANDARDS – ACCESS (driveway, sidewalk, and sight distance):**

1. The proposed Western driveway, (closest to Intersection of Lyrebird Avenue and Passerine Avenue) appears to have a proposed median that will restrict Fire and Emergency Vehicle Access. The 12' lanes and the placement of the island may not allow a fire engine to make right turns and left into the site.
2. Please increase the lane widths of the western driveway to 14' and consider providing mountable curbing on the median island to allow Fire, Emergency and Large vehicles to turn into the driveway. Verify the Access and vehicle movement by Fire, Emergency and Trash Truck Vehicles with Auto Turns.
3. Show signage, and pavement markings (regulatory, city and site specific signs) on the site driveways. Show the location of Stop Bars and directional arrows. [\[7-9 CofW Tech Stds\]](#)
4. Show driveways along Lyrebird Avenue for adjacent driveways and driveways across the street.
5. Distinguish between proposed and existing sidewalk(s) and provide dimensions.
6. Show all adjacent traffic signs and pavement markings on the plan. [\[Sec. 18-529\(b\)\(2\) CofW LDC\]](#)
7. The landscaping located within the median island must meet the requirements for landscaping within the Sight distance triangle. Show the Sight Distance Triangles. The vegetation must not interfere with clear visual sight lines between 30 inches and 10 feet.
8. Show and apply the City's 20'x70' sight distance triangle at each driveway and the 46'x46' sight distance

triangle at each street intersection on the site plan and landscaping plan. [Sec.18-529(c)(3)CofW LDC]  
 Add a note indicating that all proposed vegetation within sight triangles shall not interfere with clear visual sight lines from 30"-10'. [Sec.18-566 CofW LDC]



#### TECHNICAL STANDARDS – PARKING:

9. Provide a pavement cross section and sidewalk cross section that provides the minimum depth and type of material of the surface course and base course. The cross section on CS-506 does not appear to meet or exceed the material specifications of the City Standard detail.
10. Ensure the proposed curb section meets City Technical Standards and Specifications by extending the base material a minimum of 1 foot behind the edge of curbing and having the minimum depth of base material under the curbing. (Note: the curbing is also shown on the Ramp Detail)
11. The site plan has proposed Golf Cart parking on the site, however, Golf Carts are not allowed on Public Streets without proper registration. How will the Golf Carts get to the Amenity Center? Will they attempt to use the sidewalk or Multi-use path?
12. Provide dimensions for the Cart Spaces.
13. Show the proposed trash truck route to and from the dumpster facilities.
14. The proposed Landscaping index of the proposed street trees, shrubs, and plantings, does not provide the height of the vegetation at planting.
15. Show a detail for the bicycle racks. Please allow room for the handlebars for each bicycle.

#### TECHNICAL STANDARDS – Barrier Free Design:

16. The proposed ADA Accessible Path appears to be missing the slope for a few sections of sidewalk near the Western Driveway. Please show these slope values.
17. The site plan does not show pavement markings for the internal crosswalks along the ADA Accessible Path. Please mark these crossings.
18. Please label the ADA Accessible Path from the Clubhouse to the pool deck, Fire Pit, Multi-use path and other amenities.
19. Some of the Golf Cart parking appears to be marked as Assessible Parking, however, Accessible parking spaces are required to be larger than the Golf Cart dimensions. [8' width by 16' length]
20. Please verify the detail for the pavement markings used in the Accessible Parking spaces. Ensure the use of white and blue markings on the detail.

#### REVISIONS TO NOTES ON THE PLAN:

21. Please revise City of Wilmington Standard Note #6,  
 "Any broken or missing sidewalk panels, **driveway panels**, or curbing shall be replaced by the contractor."

#### MISCELLANEOUS:

- ❖ Permitting of business identification signage is a separate process. City of Wilmington will not allow obstructions within the right of way.
- ❖ Contact Traffic Engineering at 910-341-7888 to discuss street lighting options.

Please let me know if you have any questions or if I can be of further assistance as this development moves through the review process.